

RESOLUTION NO. 94 - 01

**A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF DUBLIN**

APPROVING PA 93-057 CHUCK E CHEESE CONDITIONAL USE PERMIT TO ESTABLISH A
PIZZA RESTAURANT AND FAMILY ENTERTAINMENT CENTER WITHIN AN EXISTING
10,000 SQUARE FOOT BUILDING LOCATED AT 7448 AMADOR VALLEY BOULEVARD

WHEREAS, Annette Smith of Precision Development and Lola Richert of ShowBiz Pizza Time, Inc., request Conditional Use Permit and Site Development Review approval to establish a Chuck E Cheese Pizza Restaurant and Family Entertainment Center within an existing 10,000 square foot tenant space at 7448 Amador Valley Boulevard; and

WHEREAS, the Planning Commission did hold a public hearing on said application on January 18, 1994; and

WHEREAS, proper notice of said public hearing was given in all respects as required by law; and

WHEREAS, The project has been found to be Categorically Exempt from CEQA under Section 15301, Class 1(e) of the California Environmental Quality Act guidelines; and

WHEREAS, the Staff Report was submitted recommending that the application be conditionally approved; and

WHEREAS, the Planning Commission did hear and consider all said reports, recommendations and testimony hereinabove set forth.

NOW, THEREFORE, BE IT RESOLVED THAT THE Dublin Planning Commission does hereby find that:

- A. The proposed use will serve the public need by providing a family-oriented entertainment center within a pizza restaurant which contributes to the diversity of recreational and restaurant facilities available to the community.
- B. The proposed use will be properly related to other land uses and transportation and service facilities in the vicinity, as the proposed pizza restaurant and family entertainment center use will be compatible to the type and nature of operations typically found in the neighborhood.
- C. The proposed use, under all circumstances and conditions of this particular case, will not materially adversely affect the health or safety of persons residing or working in the vicinity, or be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood, as all applicable regulations will be met.
- D. The proposed use will not be contrary to the specific intent clauses or performance standards established for the district in which it is to be located in that conditions have been applied to insure conformance with the Zoning Ordinance.

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- E. The project is consistent with the policies contained in the City's General Plan and Downtown Specific Plan.

BE IT FURTHER RESOLVED THAT THE Dublin Planning Commission does hereby conditionally approve PA 93-057 Conditional Use Permit as shown on Exhibit A, stamped approved and on file with the Dublin Planning Department and subject to the approval of the related Site Development Review and Freestanding Sign Conditional Use Permit and to the following conditions:

CONDITIONS OF APPROVAL:

Unless stated otherwise, all Conditions of Approval shall be complied with prior to the issuance of building permits or establishment of use, and shall be subject to Planning Department review and approval. The following codes represent those departments/agencies responsible for monitoring compliance of the conditions of approval. [PL] Planning, [B] Building, [PO] Police, [PW] Public Works, [ADM] Administration/City Attorney, [FIN] Finance, [F] Dougherty Regional Fire Authority, [DSR] Dublin San Ramon Services District, [CO] Alameda County Department of Environmental Health.

1. This approval for PA 93-057 Conditional Use Permit is to establish a Chuck E Cheese Pizza Restaurant and Family Entertainment Center within an existing 10,000 square foot tenant space. [PL]
2. The hours of operation shall be from 8:00 a.m. to 10:00 p.m. Sunday through Thursday and 8:00 a.m. to 11:00 p.m Friday and Saturday. [PL]
3. The restaurant's management and staff shall insure that children under the age of 18 not be allowed within the restaurant unless accompanied by an adult. [PL, PO]
4. The operator and management staff of the restaurant shall work with the Dublin Police Services Crime Prevention Unit to establish and maintain an effective robbery prevention program. [PO, PL]
5. No loudspeakers or amplified music shall be permitted to project or be placed outside of the building. All activities associated with this use shall be conducted entirely within the building. [PL, PO]
6. The Applicant shall be responsible for clean up and disposal of all restaurant-related trash and debris and to maintain the site in a clean and litter-free condition at all times. [PL]
7. Signs utilized for this building shall conform with the Site Development Review provisions approved for this project. Any additional signage utilized for this site shall be subject to the provisions established in the sign regulations of the Zoning Ordinance. The PD General Provisions related to signage may be modified subject to Site Development Review approval. [PL]
8. On at least an annual basis, this approval shall be subject to Zoning Investigator review and determination as to compliance with the conditions of approval. [PL]

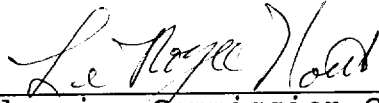
9. This approval shall be null and void in the event the approved use is vacated and/or ceases to operate for a continuous one-year period. [PL]
10. This permit shall be revocable for cause in accordance with Section 8-90.3 of the Dublin Zoning Ordinance. Any violation of the terms or conditions of this use permit shall be subject to citation. [PL]

PASSED, APPROVED AND ADOPTED this 18th day of January, 1994.

AYES: Commissioners Burnham, Downey and North

NOES: None

ABSENT: Commissioners Rafanelli and Zika

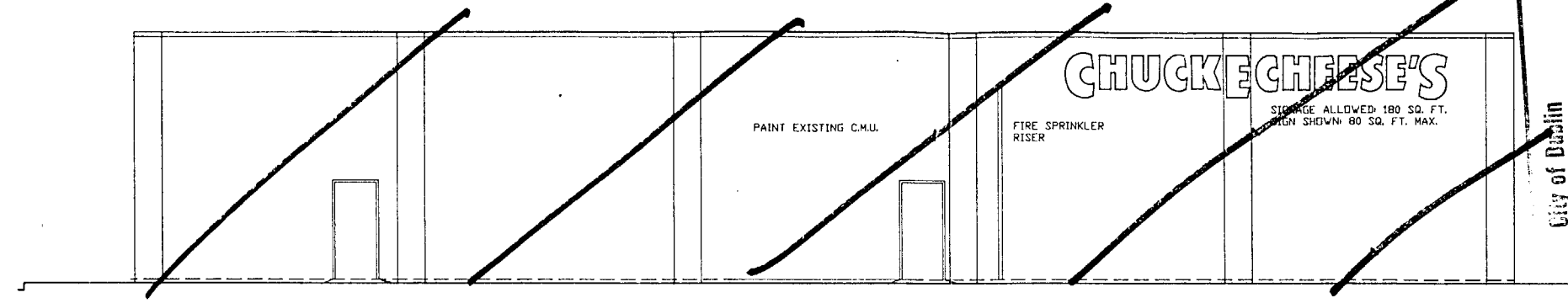


Planning Commission Chairperson

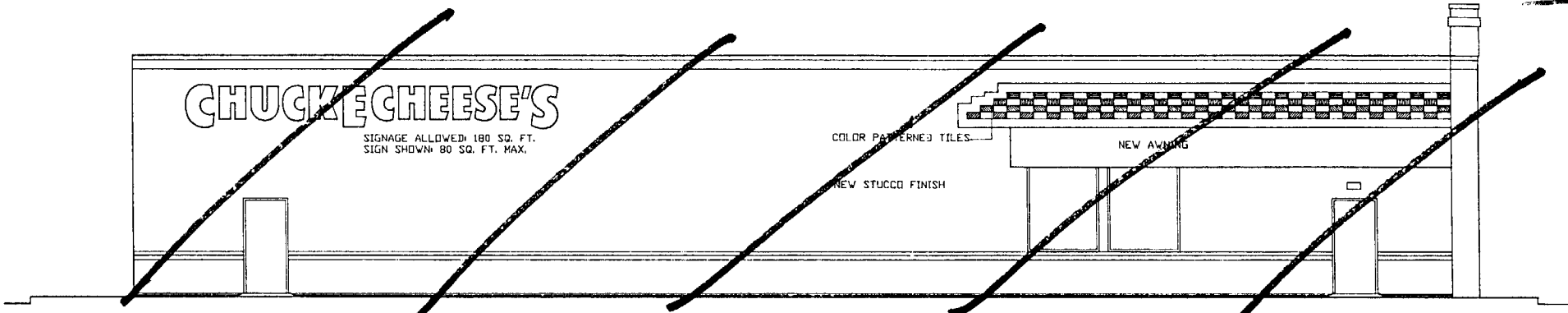
ATTEST:



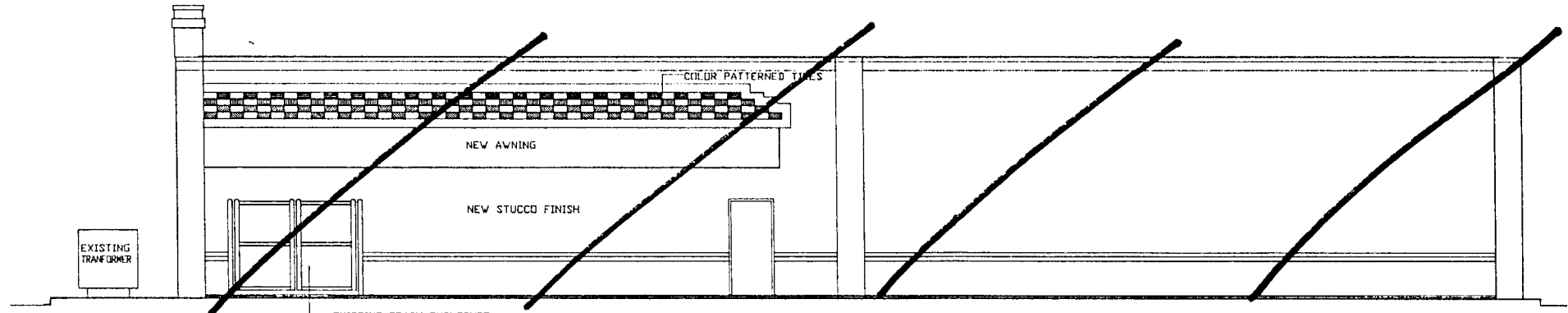
Planning Director



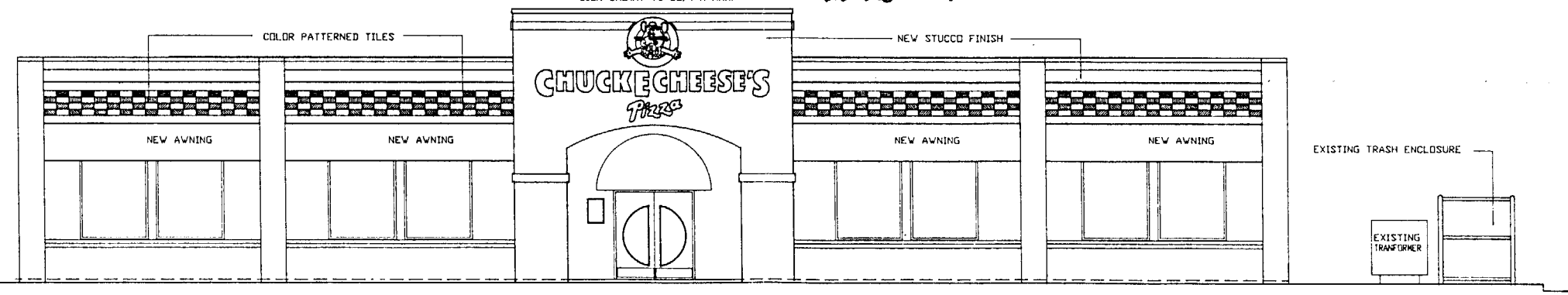
REAR (EAST) ELEVATION 3/16" = 1'-0"



SIDE (NORTH) ELEVATION 3/16" = 1'-0"



SIDE (SOUTH) ELEVATION 3/16" = 1'-0"



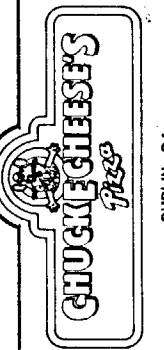
FRONT (WEST) ELEVATION 3/16" = 1'-0"

City of Dublin
APPROVED
 Planning Commission
 1/18/94
 93-057
 94-01:94-02:94-03
 1/18/94

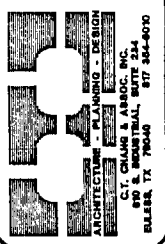
PRIMARY BUILDING ELEVATION AND WALL SIGNS

RECEIVED
 SEP 22 1993
 1448 Amador Valley Blvd
 HIRSH PLANNING
 PA 93-057

REVISIONS	BY
9/13/93	CT

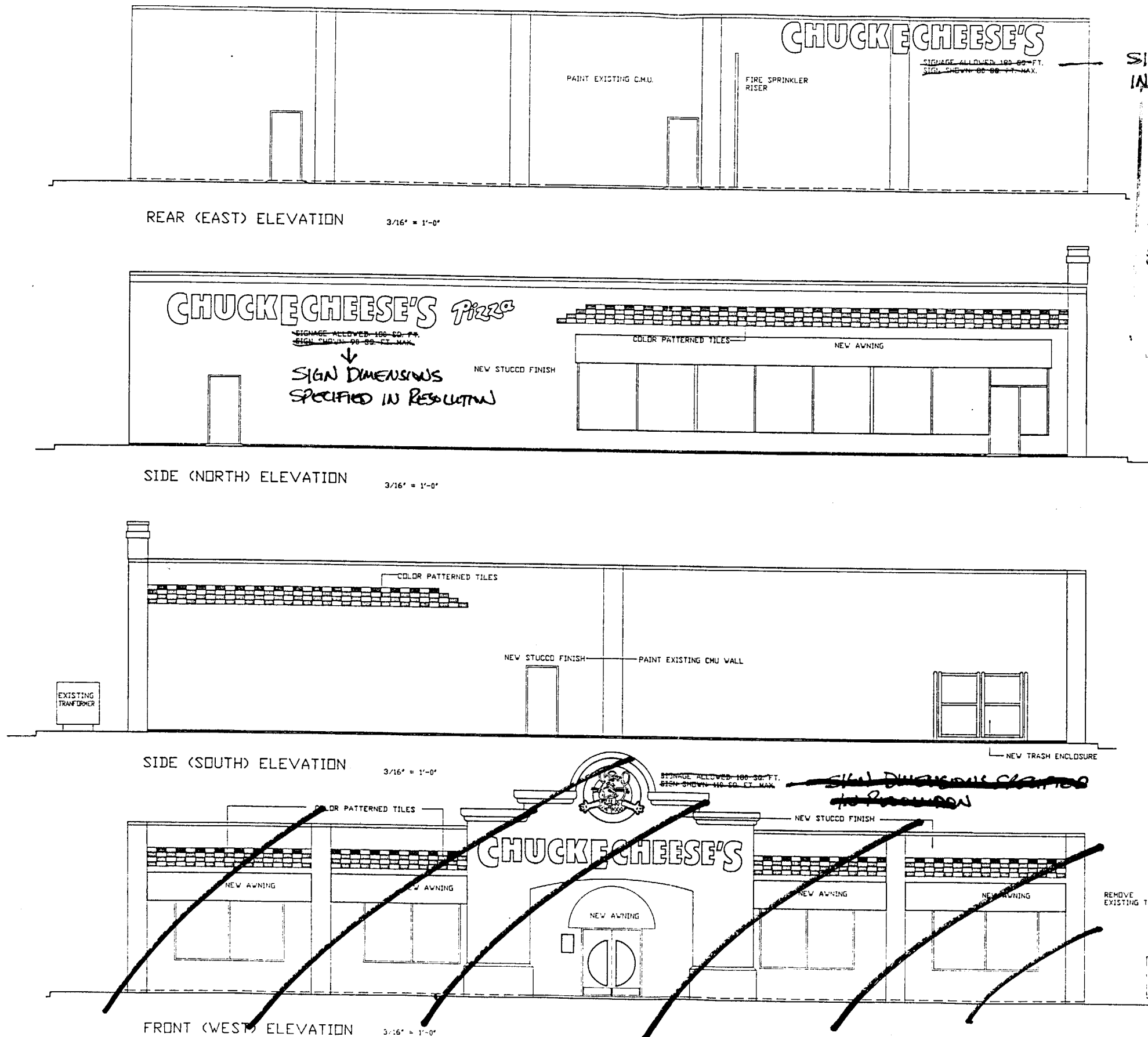


SHOWBIZ PIZZA TIME, INC.
 4441 WEST AIRPORT FREEWAY
 IRVING, TX 75062 (214) 258-8507



DRAWN	CTC
CHECKED	CTC
DATE	9/7/93
SCALE	3/16" = 1'-0"
JOB NO.	93-057
SHEET	
A2	
OF 2	SHEET(S)

EXHIBIT A
 Sheet 1 of 5

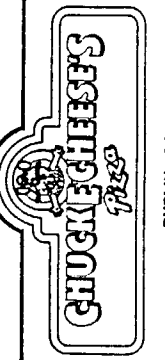


SIGN DIMENSIONS SPECIFIED
IN RESOLUTION

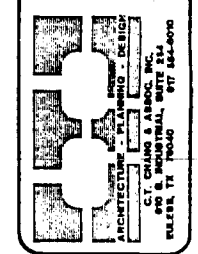
City of Dublin
APPROVED
PC
1/18/94
93-057
94-01:94-02:94-03
1/18/94

SECONDARY
BUILDING ELEVATIONS AND WALL SIGNAGE

REVISIONS	BY
9/13/93	CT
11/9/93	CT
11/15/93	CT
12/27/93	CT



SHOWBIZ PIZZA TIME, INC.
4441 WEST AIRPORT FREEWAY
IRVING, TX 75062 (214) 258-8507

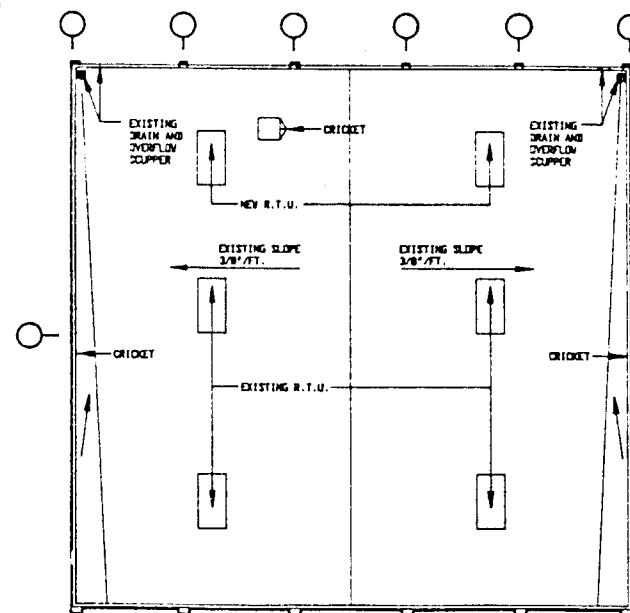
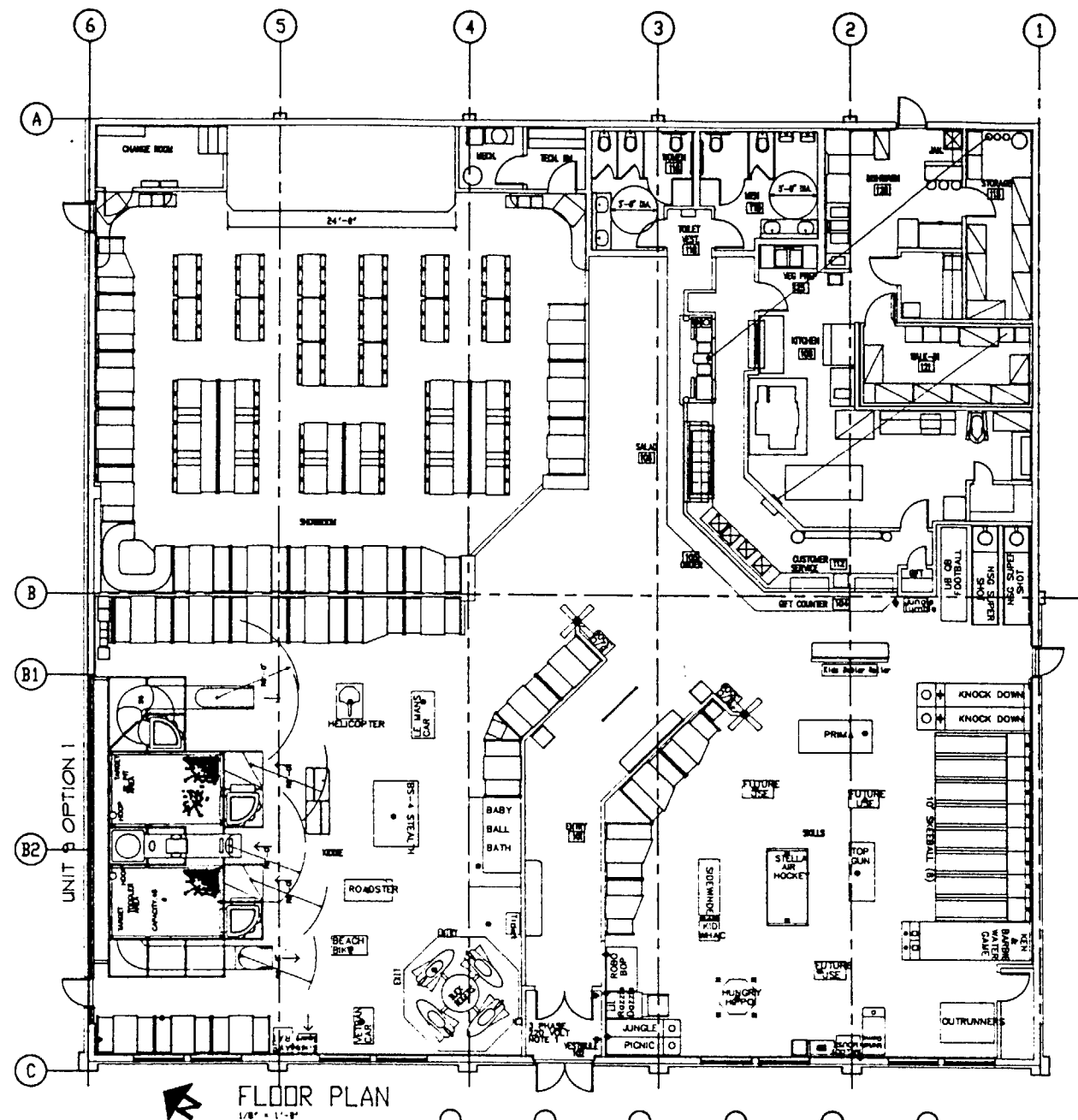


DRAWN	CTC
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SCALE	3/16" = 1'-0"
JOB NO.	BB-007
SHEET	
A4	

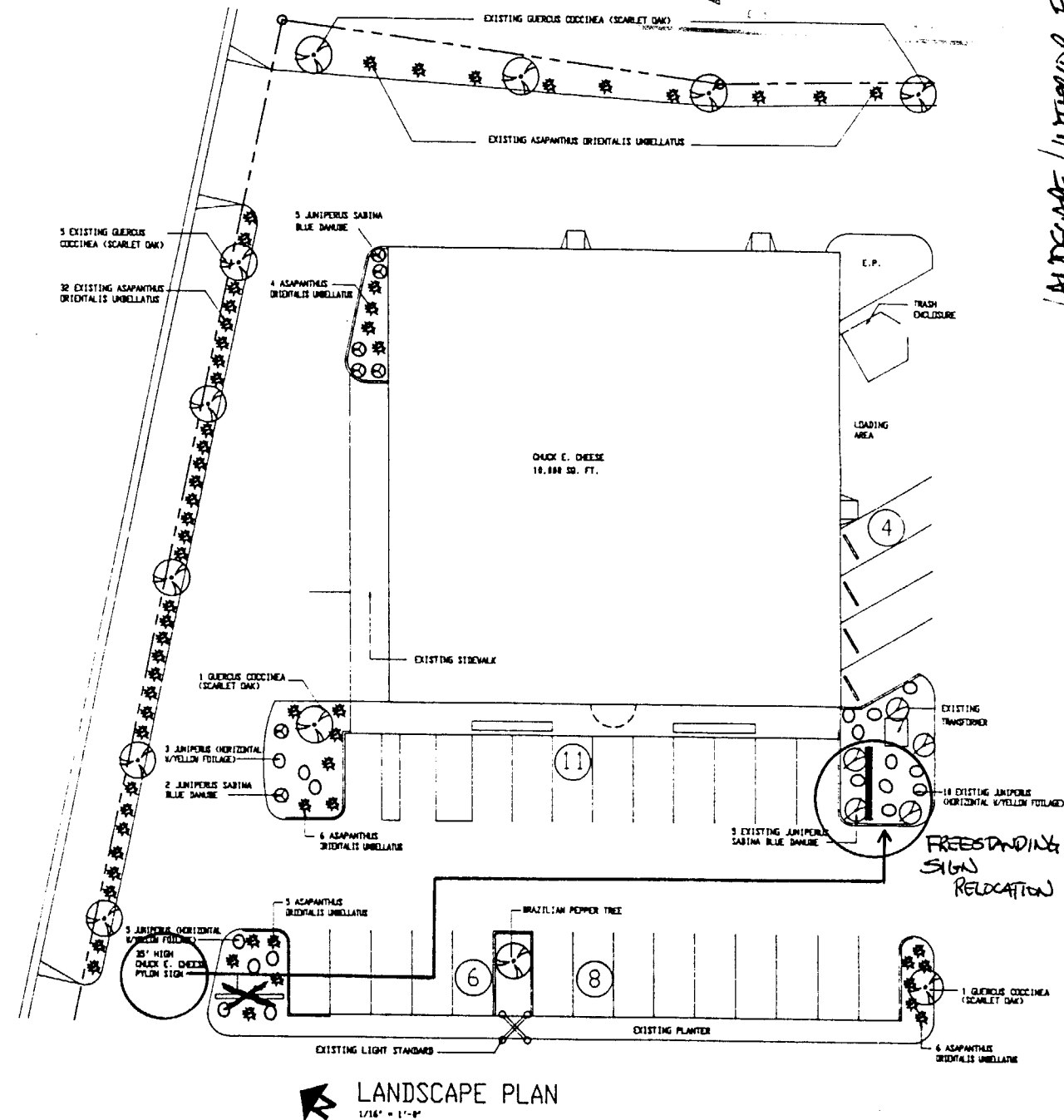
EXHIBIT A
Sheet 2 of 5

PA 93-057
7448 Amador Valley Blvd

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JAN 04 1994
DUBLIN PLANNING



RECEIVED
NOV 12 1993
DUBLIN PLANNING



City of Dublin
APPROVED
PC
1/18/94
93-057
94-01:94-02:94-03
1/18/94

LANDSCAPE / INTERIOR FLOOR PLAN

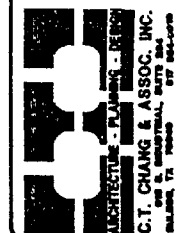
REVISIONS	BY
10/25/93	CT
11/9/93	CT

CHUCK E CHEESE'S
24/7

DUBLIN, CA

SHOWBIZ PIZZA TIME, INC.
4441 WEST AIRPORT FREEWAY
IRVING, TX 75062 (214) 258-8507

PRELIMINARY PLANS



DRAWN	LF
CHECKED	CTC
DATE	6/12/88
SCALE	AS SHOWN
JOB NO.	88-097

A1

OF 1 SHEET(S)

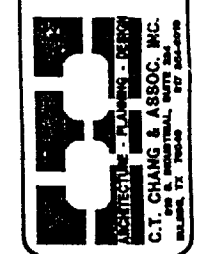
EXHIBIT A
Sheet 3 of 5

REVISIONS	BY
9/13/93	CT
11/9/93	CT

EXHIBIT A SHEET 4 OF 5



SHOWBIZ PIZZA TIME, INC.
 4441 WEST AIRPORT FREEWAY
 IRVING, TX 75062 (214) 258-8507

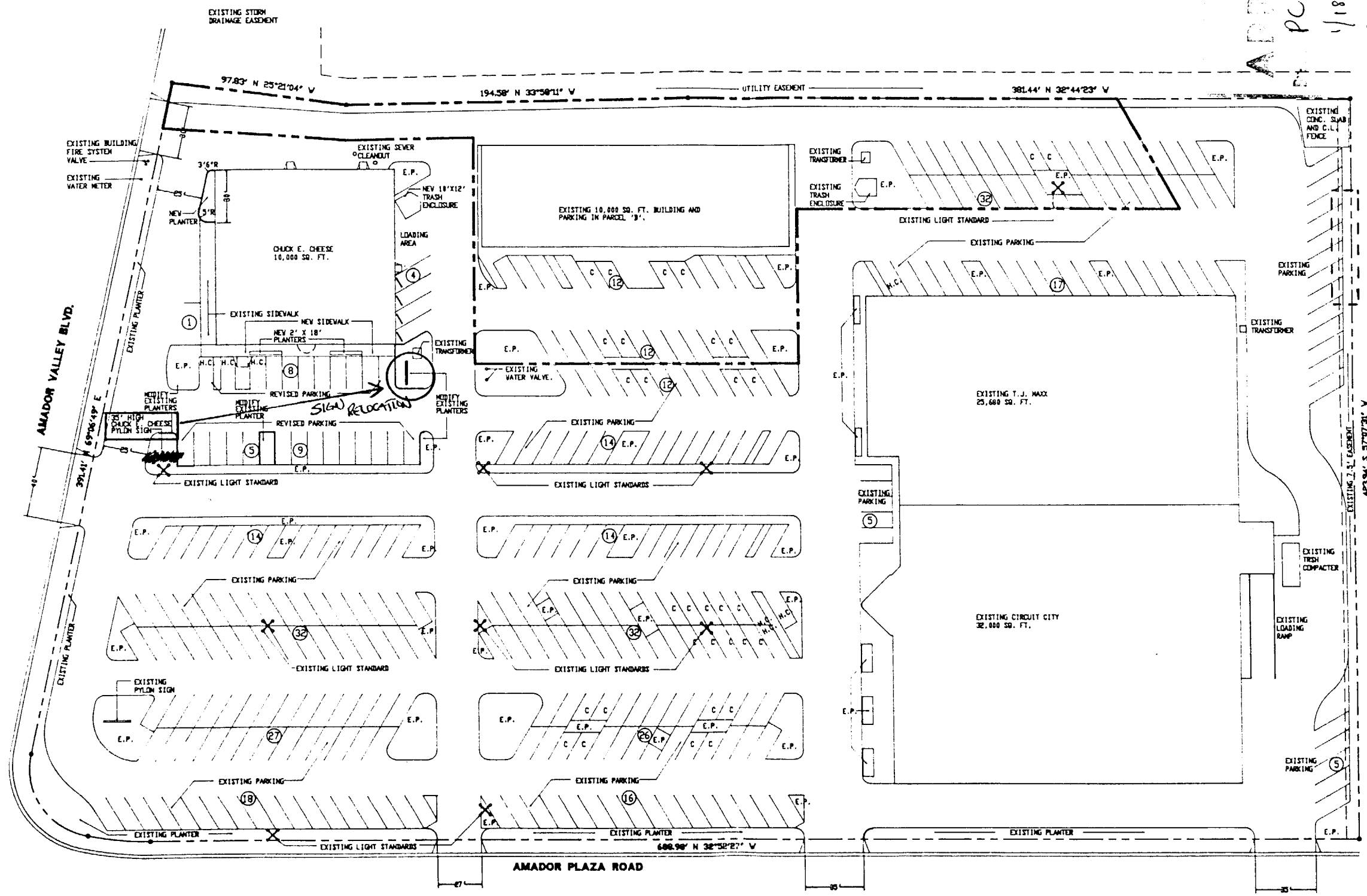


DRAWN	COM
CHECKED	CTD
DATE	8/7/98
SCALE	1" = 20'-0"
JOB NO.	88-297
SHEET	
SD-1	
OF 1	SHEET(S)

City of Dublin
APPROVED
 PC
 1/18/94
 PA 93-057
 94-01, 94-02
 94-03
 1/18/94

SITE PLAN / LAYOUT

20' ACCESS
 DRIVEWAY
 AREA



REQUIRED PARKING:

T.J. MAXX	
GROSS AREA: 25,680 SQ. FT.	
FLOOR AREA: 12,840 SQ. FT.	
PARKING: 64 PLUS 8	48
CIRCUIT CITY	
GROSS AREA: 32,000 SQ. FT.	
FLOOR AREA: 16,000 SQ. FT.	
PARKING: 68 PLUS 40	108
CHUCK E. CHEESE	
GROSS AREA: 10,000 SQ. FT.	
FLOOR AREA: 6,700 SQ. FT.	
PARKING: 1/100 SQ. FT.	67
TOTAL REQUIRED	223
TOTAL PARKING PROVIDED	273



RECEIVED
 NOV 12 1993
 DUBLIN PLANNING

25'-0"

5'-0"

CHUCK E CHEESE'S

25'-0"

STANDARD PYLON SIGNAGE 'FREESTANDING SIGN'

"CHUCK E. CHEESE'S" COPY ONLY ON FACES:

Fabricated aluminum cabinet with filler & retainers painted PMS-355 green.

Cabinet is internally illuminated with 800 Ma. high-output fluorescent lamps.

Faces are flat LEXAN polycarbonate with colors painted on the inside surface. Background color is blended from PMS-199 red @ the top to PMS-137 orange @ the bottom. Copy is white with a black outline & a PMS-354 green drop shadow.

Mono-pole support is painted PMS-355 green.

City of Dublin

APPROVED

PC

1/18/94

93-057

94-01: 94-02: 94-03

1/18/94

EXHIBIT A

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DEC 14 1993

CITY PLANNING

SHEET 5 OF 5

D/F SIGN ELEVATION

NO SCALE